

TERRE HAUTE REDEVELOPMENT COMMISSION

RESOLUTION NO. 11, 2021

A RESOLUTION TO AUTHORIZE THE SOLICITATION OF OFFERS FOR THE  
PURCHASE OF REAL ESTATE

WHEREAS, the Commission is the owner of certain real estate more particularly described in Exhibit A attached hereto and made a part hereof which said real estate has an assessed value of less than \$15,000 and has been appraised by a qualified employee of the Department of Redevelopment with a value of \$9300; and

WHEREAS, the Commission has determined that:

- a. the highest and best use of the tract is sale to an abutting owner;
- b. the cost to the public of maintaining the tract exceeds or equals the estimated fair market value of the tract; or
- c. it is economically unjustifiable to sell the tract under section 36-7-14-22.6

WHEREAS, Commission has caused the preparation of an offering sheet showing the parcel to be offered and the offering price thereof together with maps and plats attached as Exhibit A showing the size and location of the parcel to be offered; copies of which Offering Sheet and Maps and Plats are attached hereto and shall be kept available for inspection at the Office of the Department; and

WHEREAS, the Commission has caused to be prepared the attached Notice to be published in accord with Indiana Code Section 5-3-1;

NOW, THEREFORE, BE IT RESOLVED by the Terre Haute Redevelopment Commission that:

- a) the Commission cause of the publication of the attached Notice in accord with Indiana Code Section 5-3-1 soliciting proposals for the purchase of the said real estate on the terms stated therein and in the Offering Sheet and cause copies of the said Notice to be delivered certified mail return receipt requested to all abutting owners;
- b) copies of the Offering Sheet and Maps and Plats shall be kept available for inspection at the Office of the Department;
- c) the Commission shall open and consider any offers received at the time fixed in said Notice and proceed to consider any such offers in accord with the provisions of IC 36-7-14-22.6.

Dated: August 18, 2021

## TERRE HAUTE REDEVELOPMENT COMMISSION

---

Dave Heath, President

---

Brian Conley, Vice President

---

Troy Helman, Secretary

---

Brian Dyer, Member

---

Karrum Nasser, Member

## NOTICE

The City of Terre Haute Department of Redevelopment (the "Redevelopment Commission") has determined that the property described below should be sold in accord with the requirements of Indiana Code Section 36-7-14-22.6 and is soliciting offers to purchase said property.

The offering price shall be at least equal to \$9,300.00, plus:

1. appraisal fees, if any;
2. title insurance costs;
3. recording fees;
4. advertising costs; and
5. attorney's fees

Offers should be submitted to the Redevelopment Commission at the 3<sup>rd</sup> Floor Conference Room, City Hall, 17 Harding Ave., Terre Haute, IN 47807 no later than 4 o'clock pm local time 10 days from the date of the last publication of this Notice. Copies of an Offering Sheet and maps and plats showing the size and location of the parcels to be offered are available at the Redevelopment Commission Office, 3<sup>rd</sup> floor City Hall, 17 Harding Ave., Terre Haute, IN 47807.

The property may not be sold to a person who is ineligible under Indiana Code Section 36-1-11-16 and an offer to purchase the property submitted by a trust (as defined in Indiana Code Section 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

Upon receipt of said offers, the Redevelopment Commission may proceed to sell the real estate described below (the "real estate") in the manner provided in Indiana Code Section 36-7-14-22.6.

35 S. 13<sup>th</sup> St., Terre Haute, IN  
Parcel Number: 84-06-22-379-025.000-002

35 feet off the North side of Lot No. 36 in Chauncey Rose;s Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township 12 North of Range 9 West in the City of Terre Haute.

Offers will be opened at a public meeting of the Redevelopment Commission at 4 o'clock p.m. local time on \_\_\_\_\_ at the 3<sup>rd</sup> Floor Conference Room, City Hall, 17 Harding Ave., Terre Haute, IN 47807.

The Real estate is being sold in "as is", "where is" condition and "with all faults". The Commission does not make and has not made any express or implied representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, concerning the real estate, including,

without limitation: the status of title, the condition or suitability of the real estate or any portion thereof for any particular purpose; any environmental condition; or concerning the presence or absence of any hazardous substance, hazardous waste (as those terms are defined under any state or federal law, rule or regulation relating to the environment) or any petroleum product or asbestos.

Dated: \_\_\_\_\_

Terre Haute Department of Redevelopment

## Offering Sheet

The Terre Haute Department of Redevelopment (the "Redevelopment Commission") has determined that the property described below should be sold in accord with the requirements of Indiana Code Section 36-7-14-22.6 and is soliciting offers to purchase said property.

The offering price shall be at least equal to \$9,300.00, plus:

1. appraisal fees, if any;
2. title insurance costs;
3. recording fees;
4. advertising costs; and
5. attorney's fees

Offers should be submitted to the Redevelopment Commission at the 3<sup>rd</sup> Floor Conference Room, City Hall, 17 Harding Ave., Terre Haute, IN 47807 no later than 10 days following the 2<sup>nd</sup> publication by the commission of its notice of its intent to sell the property.

The property may not be sold to a person who is ineligible under Indiana Code Section 36-1-11-16 and an offer to purchase the property submitted by a trust (as defined in Indiana Code Section 30-4-1-1(a)) must identify each beneficiary of the trust and settlor empowered to revoke or modify the trust.

Upon receipt of said offers, the Redevelopment Commission may proceed to sell the real estate described below (the "real estate") in the manner provided in Indiana Code Section 36-7-14-22.6.

35 S. 13<sup>th</sup> St., Terre Haute, IN  
Parcel Number: 84-06-22-379-025.000-002

35 feet off the North side of Lot No. 36 in Chauncey Rose;s Subdivision of Forty-four (44) acres and Two (2) rods off the East side of the West Half (1/2) of Section Twenty-two (22), Township 12 North of Range 9 West in the City of Terre Haute.

Offers will be opened at a public meeting of the Redevelopment Commission at 4 o'clock p.m. local time on \_\_\_\_\_ at the 3<sup>rd</sup> Floor Conference Room, City Hall, 17 Harding Ave., Terre Haute, IN 47807.

Any factors that will assure the commission that the sale, if made, will further the execution of the redevelopment plan and best serve the interest of the community, from the standpoint of both human and economic welfare.

The Commission may contract with a bidder in regard to the facts listed above and the contract may provide for the deposit of surety bonds, the making of good faith deposits,

liquidated damages, the right of repurchase or other rights and remedies if the bidder fails to comply with the contract.

The Real estate is being sold in "as is", "where is" condition and "with all faults" . The Commission does not make and has not made any express or implied representations, warranties, promises, covenants, agreements or guarantees of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, concerning the real estate, including, without limitation: the status of title, the condition or suitability of the real estate or any portion thereof for any particular purpose; any environmental condition; or concerning the presence or absence of any hazardous substance, hazardous waste (as those terms are defined under any state or federal law, rule or regulation relating to the environment) or any petroleum product or asbestos.

Dated: \_\_\_\_\_

Terre Haute Department of Redevelopment



